



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Dec 15, 2021 02:48 PM Fee: \$34.00

**2021274033**

\*Electronically Recorded\*

### MANAGEMENT CERTIFICATE

#### LA CIMA HOMEOWNERS MAINTENANCE ASSOCIATION, INC.

The undersigned, being an Officer of La Cima Homeowners Maintenance Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is La Cima (the "Subdivision Development").
2. The name of the Association is La Cima Homeowners Maintenance Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Lakeway Section Clusters 28-I, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Book 78, Page 291 through 292 in the Official Public Records of Travis County, Texas.

Lakeway Section Clusters 28-V, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Book 79, Page 289 through 290 in the Official Public Records of Travis County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Special Warranty Deed, recorded at Document No. 0984500987 in the Official Public Records of Travis County, Texas.

Secretary's Certificate, recorded at Document No. 2013149898 in the Official Public Records of Travis County, Texas.

Certified Resolution of the Board of Directors of La Cima Homeowners' Maintenance Association Adopting Document Retention Policy, recorded at Document No. 2013167002 in the Official Public Records of Travis County, Texas.

Certified Resolutions of the Board of Directors of La Cima Homeowners' Maintenance Association Adopting Payment Plan Guidelines and Application of Payments Schedule, recorded at Document No. 2013167003 in the Official Public Records of Travis County, Texas.

Certified Resolution of the Board of Directors of La Cima Homeowners' Maintenance Association Adopting Records Production and Copying Policy, recorded at Document No. 2013167004 in the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:

La Cima Homeowners Maintenance Association, Inc.  
c/o Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company  
 700 Market Street, Building 3  
 Cedar Park, TX 78613  
 Tel: (512) 918-8100  
 Email: [pamco@pamcotx.com](mailto:pamco@pamcotx.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

|   |          |
|---|----------|
| Transfer Fee (paid at close)  | \$200.00 |
| Resale Disclosure (TREC Form)   | \$575.00 |
| Statement of Account 1 business days Rush Fee                                       | \$150.00 |
| Statement of Account 2 business days Rush Fee                                       | \$100.00 |
| Statement of Account 3 business days Rush Fee                                       | 75.00    |
| Resale Disclosure 1 business days Rush Fee  | \$150.00 |
| Resale Disclosure 2 business days Rush Fee  | \$100.00 |
| Resale Disclosure 3 business days Rush Fee  | \$75.00  |
| Multi-Product Order 1 business days Rush Fee  | \$150.00 |
| Multi-Product Order 2 business days Rush Fee  | \$100.00 |
| Multi-Product Order 3 business days Rush Fee  | \$75.00  |
| Lender Questionnaire 1 business days Rush Fee                                       | \$150.00 |
| Lender Questionnaire 2 business days Rush Fee                                       | \$100.00 |
| Rush Existing Order (*Add this fee to Rush Fees)                                    | \$75.00  |
| Statement of Account Update from 1 to 14 days                                       | \$0.00   |
| Statement of Account Update from 15 to 45 days                                      | \$50.00  |
| Statement of Account Update from 46 to 90 days                                      | \$50.00  |
| Refinance Statement of Account Update from 1 to 14 days                             | \$0.00   |
| Refinance Statement of Account Update from 15 to 45 days                            | \$50.00  |
| Refinance Statement of Account Update from 46 to 90 days                            | \$50.00  |
| Resale Disclosure Update from 1 to 14 days  | \$0.00   |
| Resale Disclosure Update from 15 to 45 days   | \$50.00  |
| Resale Disclosure Update from 46 to 90 days   | \$50.00  |
| Lender Questionnaire Update from 1 to 31 days                                       | \$25.00  |
| Premier Resale Package (TREC Form, Statement of Account, and Association Documents) | \$375.00 |
| "Resale Disclosure (TREC Form) and Complete Association Documents Package"          | \$375.00 |
| Statement of Account Only (No Assoc Docs)   | \$175.00 |
| Owner's Account Statement (REQUIRED FOR REFIs!)                                     | \$100.00 |
| Premier Lender Questionnaire Bundle (Best Value!)                                   | \$200.00 |
| Standard Lender Questionnaire Package   | \$175.00 |
| "Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"                  | \$375.00 |
| Statement of Account  | \$175.00 |
| Refinance Statement of Account  | \$100.00 |
| Resale Disclosure   | \$175.00 |
| "Lender Questionnaire"  | \$150.00 |
| Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)                       | \$50.00  |

|                                       |         |
|---------------------------------------|---------|
| Appraiser Questionnaire               | \$25.00 |
| Documents:                            |         |
| Annual Board Meeting Minutes          | \$15.00 |
| Articles of Incorporation             | \$25.00 |
| Budget                                | \$25.00 |
| Bylaws                                | \$25.00 |
| Current Unaudited Financial Documents | \$15.00 |
| Declaration-CC&Rs                     | \$25.00 |
| Important Information                 | \$0.00  |
| Insurance Dec Page                    | \$25.00 |
| Rules and Policies                    | \$15.00 |
| Unit Ledger                           | \$25.00 |
| Utility Bill                          | \$0.00  |
| W-9                                   | \$0.00  |

This Management Certificate is effective as of the 18 day of November, 2021.

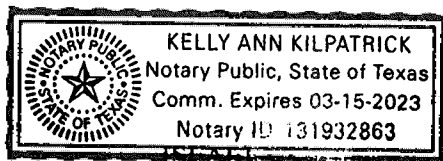
LA CIMA HOMEOWNERS MAINTENANCE  
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]  
Name: Don & Puss  
Title: Agents

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 18 day of November, 2021, by Don & Puss, Registered Agent for La Cima Homeowners Maintenance Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

MANAGEMENT CERTIFICATE  
LA CIMA HOMEOWNERS MAINTENANCE ASSOCIATION, INC.